



Althorpe Grove, Idle,

£215,000

- * SEMI DETACHED * THREE BEDROOMS * VERY WELL PRESENTED * CUL-DE-SAC *
- * MODERN KITCHEN & BATHROOM * LANDSCAPED GARDENS *
- * FAMILY SIZED * DRIVEWAY * GARAGE *

Situated close to Blakehill Primary School and Five Lane Ends shopping complex, is this immaculate three bedroom semi detached house.

Benefits from gas central heating, upvc double glazing and alarm system.

The 'ready to move into' accommodation briefly comprises entrance, lounge, modern fitted dining kitchen, three first floor bedrooms and a modern house bathroom with white suite.

To the outside there are stunning landscaped garden, driveway and garage.

Viewing is highly recommended.



Entrance

With radiator.

Lounge

12'2" x 13'6" (3.71m x 4.11m)

With radiator.

Dining Kitchen

14'10" x 12'7" (4.52m x 3.84m)

Modern fitted dining kitchen having a range of wall and base units incorporating laminated sink unit, electric oven and hob, plumbing for auto washer, dishwasher, bay window, radiator and store cupboard.

First Floor Landing

Bedroom One

10'9" x 11'4" (3.28m x 3.45m)

With radiator.

Bedroom Two

10'3" x 10'6" (3.12m x 3.20m)

With radiator.

Bedroom Three

5'6" x 8'5" (1.68m x 2.57m)

With radiator.

Bathroom

Three piece modern white suite, part tiled walls and heated towel rail.

Exterior

To the outside there is a lawned garden to the front, drive to side leading to a garage, together with a landscaped rear garden.

Directions

From our office in Idle village take the left onto Idlecroft Rd, right onto Bradford Rd, go through the roundabout, turn right onto Althorpe Grove and the property will be seen displayed via our For Sale board.

TENURE

FREEHOLD

Council Tax Band

B / Bradford



Agent Notes & Disclaimer We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. **Money Laundering Regulations** Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR Tel 01274 619999 email idle@sugdensesates.co.uk
44 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PA Tel 01274 888998 email queensbury@sugdensesates.co.uk
13 Bradford Road, Cleckheaton, BD19 5AG Tel 01274 905905 email cleckheaton@sugdensesates.co.uk
website www.sugdensesates.co.uk